



SITUATION

Close to the junction with Victoria Road and Surbiton Rail Station in the heart of the town centre, nearby multiples such as **Lloyds Bank, HSBC, Pizza Express, Specsavers, William Hill** and many others. Surbiton is an affluent commuter town located approximately 11 miles south-west of central London and 1 mile south of Kingston. Surbiton Rail Station provides a direct rail service to London Waterloo whilst the town benefits from good road access via the A3.

PROPERTY

Forming part of a retail parade comprising a **Ground Floor Shop** together with a rear yard.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'6"
Internal Width	15'9"
Shop & Built Depth	35'11"
WC	

VAT is applicable to this Lot

TENURE

Leasehold for a term of 125 years (less 3 days) from 25th December 1979 (thus having approx. 86 years unexpired) at a fixed ground rent of £25 p.a.

TENANCY

The property is let on a full repairing and insuring lease to **Co-operative Group Limited (having over 3,600 outlets) as a Funeral Parlour** for a term of 10 years from 1st January 2018 (**in occupation for approx. 40 years - renewal of a previous lease**) at a current rent of **£12,000 per annum** exclusive.

Rent Review 2023

£12,000 per annum

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

Vendor's Solicitors

ISC Lawyers
Tel: 020 7833 8453 Ref: Michael Conlon
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For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page